Karen Johnson Davidson County
Batch# 217995 DEEDQC
04/15/2019 02:14:18 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20190415-0034324

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, BPR 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027
Ph: (615) 301-4800

ADDRESS NEW OWNER
JEFFREY LAMAR BETTS
and JARMAINE LYDELL BETTS

SEND TAX BILLS TO:
JEFFREY LAMAR BETTS
1739 Cumberland Station Blvd.
Madison, TN 37115

MAP-PARCEL NOS.
59-14-229

788 Rowan Drive
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13TH DAY OF NOVEMBER, 2018.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-5-21

EXECUTOR'S QUITCLAIM DEED

I. RECITALS

1. OLENE CAMPBELL GAINES died testate on August 28th, 2017 a resident of Nashville, Davidson County, Tennessee.

2. The Undersigned, JEFFREY LAMAR BETTS and JARMAINE LYDELL BETTS (being one and the same as Jeffrey Betts and Jarmaine Betts) were appointed as Co-Executors under the Fourth Article of the Last Will and Testament of OLENE C. GAINES (one and the same as Olene Campbell Gaines) dated August 23rd, 2017 which was admitted to probate in Will Book/Docket Number 18P-644, Office of the Probate Court for Davidson County, Tennessee. A certified copy of Decedent's Will is attached as Ex. "A" to this Quitclaim Deed.

3. The Decedent owned land in Davidson County, Tennessee more particularly described below and as described in Deed Book 5581 page 429, Register's Office for Davidson County, Tennessee.

4. All debts and claims of the Decedent have been paid. No Tennessee Inheritance Tax

Return was required to be filed. In addition, a TennCare release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability. A copy of the release from the Bureau of TennCare is attached as Ex. "B".

II. CONVEYANCE

Pursuant to the Third Article of the Decedent's Will as above described and as Co-Executors under the Fourth Article of said Last Will, We, JEFFREY BETTS and JARMAINE BETTS (being one and the same as Jeffrey Lamar Betts and Jarmaine Lydell Betts), Co-Executors of the Last Will and Testament of OLENE C. GAINES (being one and the same as Olene Campbell Gaines), Deceased, hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that we may now, or forever have in and to the following described property to JEFFREY LAMAR BETTS. A married person, and JARMAINE LYDELL BETTS, a single person , said real property being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 225 on the Plan of Haynes Estates, Section IV, of record in Book 4300, page 44 Register' Office for Davidson County, Tennessee described as follows:

SAID Lot No. 225 fronts 80 feet on the westerly side of Rowan Drive and runs back between lines, 366.36 feet on the northerly side and 384.70 feet on the southerly side, to a line at the rear on which it measures 43.12 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from Mattie Mai Chumley, of record in Book 4349, page 733, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Elizabeth J. Bronson, unmarried, by deed from W.L. Bainbridge Company, of record in Book 4440, page 647, Register's Office for Davidson County, Tennessee, and further being the same property conveyed from Elizabeth J. Bronson to Olene Betts, being one and the same as Olene Campbell Gaines and also known as Olene C. Gaines as of record in Book 5581, Page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as: 788 Rowan Drive, Nashville, TN 37207

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand this 13TH day of NOVEMBER, 2018.

JEFFREY BETTS (One and the same as JEFFFEY LAMAR BETTS, CO-EXECUTOR OF THE ESTATE OF OLENE C. GAINES, Deceased

JARMAINE BETTS (one and the same as JARMAINE LYDELL BETTS, CO-EXECUTOR OF THE ESTATE OLENE C. GAINES, Deceased

STATE OF TENNESSEE)
COUNTY OF _____)

PERSONALLY appeared before me, a Notary Public in and for said County and State, JEFFREY BETTS (one an the same as Jeffery Lamar Betts) and JARMAINE BETTS (one and the same as Jarmaine Lydell Betts) with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to their identity, and who acknowledged that they executed the within instrument (EXECUTOR'S QUITCLAIM DEED) for the purposes therein contained and in her official capacity as Co-Executors of the Estate of OLENE C. GAINES, Deceased.

WITNESS my hand, at office, this 13TH day of NOVEMBER 2018.

NOTARY PUBLIC
My commission expires: 7-10-22

JAMES R. SMITH SR. NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JULY 10, 2022 WILSON COUNTY

NOTE: The above property description was drafted by Counsel from a copy of a prior deed provided by the Grantors.

RPL44

FILED
APR 19 2018
RICHARD A. FOO
By

LAST WILL AND TESTAMENT

OF

OLENE C. GAINES

Copy

FILED
APR 19 2018
RICHARD R. ROOKER, Clerk
By

LAST WILL AND TESTAMENT

OF

OLENE C. GAINES

I, Olene C. Gaines, a citizen and resident of Nashville, Davidson County, Tennessee, being of sound mind and deposing memory, do hereby make, publish and declare this to be my Last Will and Testament. Further, I hereby revoke all Wills and Codicils heretofore made by me.

FIRST

I direct that all my just debts, (excluding debts secured by mortgages and/or other security instruments) funeral expenses, taxes and the cost of administration of my estate be paid as soon as possible after my death. My Co-Executors, in his sole discretion may pay for my domiciliary estate any of all of the costs of administration and similar proceedings in this or any other jurisdiction.

SECOND

I direct that my Co-Executors will not be required to furnish bond, inventory or an accounting in the faithful performance of their duties; and I vest my personal representative with full power and authority pursuant to T.C.A. § 35-50-110, to the extent applicable to sell, transfer and convey any property, real or personal, which I may own at the time of my death, at such time and price and upon such terms and conditions (including credit) as he may determine and to do every other act and thing necessary or appropriate to the complete administration of this Will.

O.C.G.

O.C.G.

Copy

THIRD

I give, devise and bequeath all of my estate and property of every kind and character, whether real, personal, or mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will in fee simple to my sons, **JEFFREY BETTS AND JARMAINE BETTS**. If either beneficiary predeceases me then the surviving beneficiary shall receive all of my estate and property of every kind and character, whether real, personal, or mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will in fee simple.

FOURTH

I nominate and appoint my sons, **JEFFREY BETTS** and **JARMAINE BETTS**, to serve as Co-Executors of this my Last Will and Testament. I authorize my Co-Executors or any successor in that capacity, (including any substitute personal representative) in the exercise of reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise any and all of the powers set forth in T.C.A. § 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully copied herein verbatim. In addition, my Co-Executors and any successors are authorized to do any and all things which I might do if living and which my Co-Executors or any successor shall deem advisable for the proper protection and management of the assets of my estate during its administration.

O.C.G.

Copy

As previously mentioned, I waive all requirements of bond, inventory and/or accounting which might be required otherwise of my Co-Executors. If either Co-executors predeceases me then the surviving executor shall serve as the sole executor.

FIFTH

I may from time to time supply my Co-Executors with a list which designates any and all personal possessions and the beneficiary of said items, if any. Further, I may from time to time provide changes, additions and/or deletions to said list. I direct my Co-Executors to distribute these personal possessions as set forth in said list.

SIXTH

Throughout this Will, masculine gender shall be deemed to include the feminine, and the singular shall include the plural, and vice versa.

O.C.G.

Copy

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of seven (7) typewritten pages, each of which is identified by my initials thereon, this the 23 day of AUGUST, 2017, and do publish and declare this as my Last Will and Testament, in the presence of each and all of the subscribing witnesses, who I have requested to act as such by signing the Attestation Clause and Affidavit to prove the will pursuant to provisions of T.C.A. § 33-2-110.

Olene C. Gaines

OLENE C. GAINES, TESTATRIX

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Subscribed, sworn to and acknowledged before me by OLENE C. GAINES, the Testatrix, this the 23 day of August, 2017.

James D. Smith Jr

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires SEPT. 11, 2017

9-11-17

Copy

ATTESTATION CLAUSE

THE FOREGOING INSTRUMENT consisting of seven (7) typewritten pages, was signed, published and declared by the Testatrix, to be her Last Will and Testament, in our sight and presence, and we, at her request, and in her sight and presence, and in the sight and presence of each other, have hereunto subscribed our names as witnesses this the 23 day of August, 2017, at Nashville, Tennessee.

NAME	ADDRESS
Willette D. Reynolds	5616 Highland Glen Trail Franklin TN 37064
Robert Jones	3121 Friars Bridge Pass Franklin TN 37064

Copy

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We the undersigned, being first duly sworn, make oath that OLENE C. GAINES, on the day and date written below, declare and signify to us the foregoing instrument was her Last Will and Testament; that she then signed said instrument in our sight and presence; that we, at her request, and in her sight and presence, and in the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of execution the Testatrix was more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under undue influence; and that the undersigned, each being more than eighteen (18) years of age, make and sign this affidavit at the Testatrix's request on the date and day written below.

NAME **ADDRESS**

Nikkette J. Reynolds — 5616 High Landing Way Nashville TN 37211

Randall Gaines — 3121 Friars Bridge Pass Franklin TN 37064

Sworn and subscribed before me this the 23 day of August, 2017.

James B. Smith Sr.

NOTARY PUBLIC

JAMES B. SMITH, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

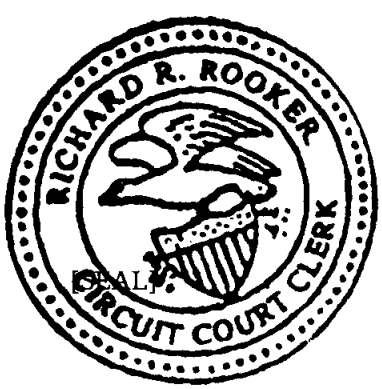
9-11-17

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 19 day of APRIL, 2018, in Docket Number 18P644, IN RE: GAINES, OLENE C., as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 21 day of DECEMBER in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____

Deputy Clerk

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

6/8/2018

CATHERINE HANCOCK
REPRESENTATIVE
4604 SANDY CREEK RD.
NASHVILLE, TN 37221

RE: EDWARD ADELMAN
Last Four Of SSN 1759

Dear CATHERINE HANCOCK:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jangela J. Howard